



M.S. MENTHOL PRIVATE LIMITED

Reg. Off. & Works - Bisauli Gate, Chandausi-244412 (U.P.) Distt. Sambhal
Mob. 09837070633, Email - msmenthol2014@gmail.com

Ref.

Date.....

To,

Dated: 12/12/2022

The Technical Advisor,

U.P. Real Estate Regulatory Authority,

Naveen Bhawan, Rajya Niyojan Sansthan,

Kala Kankar House, Old Hyderabad, Lucknow,

Uttar Pradesh.

Sub: Registration of project SHREE KRISHNA TOWERS, application I.D. No. ID615127.

Sir,

We have applied for the registration of our subject project and are in receipt of your letter No. 0612221/U.P.-RERA/PARI.PANJI/2022023 of date 06-12-2022, whereby your good office has raised certain queries and has further directed us to submit certain documents and reply to the queries.

We are here by submitting our para-wise reply to the queries raised:

1. The clear copy of the promoter's firm registration certificate is annexed hereto as Annexure-1.
2. The query as regards the project being in Sambhal district and tehsil Chandausi of U.P., it is submitted that on the portal of the U.P. RERA while submitting the online application and choosing district Sambhal the option to choose tehsil Chandausi or any other tehsil is not there on the portal, however, while choosing district Moradabad it allows the tehsil Chandausi, thus we have chosen Moradabad as the District, the necessary facility to choose Sambhal and Tehsil Chandausi can be incorporated at the back end or should be corrected at the level of the U.P. RERA.

3. The nomenclature of the project bank account has been changed per U.P. RERA, guidelines and the statement of accounts along with the new RA-1 is annexed hereto as Annexure-2.
4. The land title search report is annexed hereto as Annexure-3.
5. The latest Khatauni is annexed hereto as Annexure 4.
6. The project specifications, affidavit(form-b), development work plan, and the fire NOC are uploaded as Annexure-5A, 5B,5C & 5D.

We hope that the above documents are in accordance and most humbly request you to kindly grant the registration to our project and oblige.

Thanking you,

Sincerely Yours,

For M S MENTHOL PVT LTD





प्रारूप 1

पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U24100UP2013PTC060345

2013 - 2014

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

M.S MENTHOL PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक उनतीस अक्टूबर दो हजार तेरह को कानपुर में जारी किया जाता है।

Form 1

Certificate of Incorporation

Corporate Identity Number : U24100UP2013PTC060345

2013 - 2014

I hereby certify that M.S MENTHOL PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given at Kanpur this Twenty Ninth day of October Two Thousand Thirteen

Validity unknown
Digitally signed by Sanjay Saha
Date: 2013-10-29 10:52
GMT+05:30

Registrar of Companies, Uttar Pradesh

कम्पनी रजिस्ट्रार, उत्तर प्रदेश

*Note: The corresponding form has been approved by SANJAY BOSE, Assistant Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006.
The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

M.S MENTHOL PRIVATE LIMITED

51, BISAULI GATE, CHANDAUSI - 202412,

Uttar Pradesh, INDIA





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Government of Uttar Pradesh

e-Stamp

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

: IN-UP72540352756521U
: 08-Dec-2022 01:20 PM
: NEWIMPACC (SV)/ up14110704/ SAMBHAL/ UP-SMB
: SUBIN-UPUP1411070438343594429076U
: SANCHIT SO SATISH KUMAR
: Article 4 Affidavit
: Not Applicable
:
: SANCHIT SO SATISH KUMAR
: Not Applicable
: SANCHIT SO SATISH KUMAR
:
: 10
(Ten only)



Please write or type below this line



Statutory Alert:

- Statutory Alert:**
1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.

Form-RA1

**Affidavit for Bank Accounts of Project (Notarized)
(For New Registration only)**

To,
**Uttar Pradesh Real Estate Regulatory Authority,
 Naveen Bhawan, Rajya Niyojan Sansthan,
 Kala Kankar House, Old Hyderabad, Lucknow.**

Sub: Affidavit / Declaration for Bank Accounts for the project SHREE KRISHNA TOWERS.

I Sanchit Agarwal, Promoter of the Project **Shree Krishna Towers**, hereby solemnly declare, undertake and state that the following bank accounts have been opened for the project "**Shree Krishna Towers**".

I also undertake that any secured / unsecured project finance availed for the project will be deposited in a separate account only.

Particular	Collection Account	Separate Account	Transaction Account
Name on Account	M S Menthol Pvt. Ltd.– Collection Account For Shree Krishna Towers	M S Menthol Pvt. Ltd.– Separate Bank Account For Shree Krishna Towers	M S Menthol Pvt. Ltd.– RERA Transaction Account For Shree Krishna Towers
Account Number	7363052831	7363054770	7363055435
Bank Name	INDIAN BANK ALLAHABAD	INDIAN BANK ALLAHABAD	INDIAN BANK ALLAHABAD
Branch Address	CHANDAUSI	CHANDAUSI	CHANDAUSI
IFSC Code	IDIB000C536	IDIB000C536	IDIB000C536




Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at Chandausi on this 8th day of December 2022.



Deponent

08/12/2022
 अमरेश कुमार
 नोटरी प्रिवेट लिमिटेड
 ईन्ड कंपनी (एस.एस.)
 पर्सनल एन्ड सेवा लिमिटेड
 समाजिक सुरक्षा लिमिटेड
 10 फरवरी 2022
 27/12/2022
 अमरेश कुमार
 नोटरी प्रिवेट लिमिटेड
 ईन्ड कंपनी (एस.एस.)
 पर्सनल एन्ड सेवा लिमिटेड
 समाजिक सुरक्षा लिमिटेड
 रजिस्ट्रेटर किया।
 08/12/2022
 अमरेश कुमार
 नोटरी प्रिवेट लिमिटेड
 ईन्ड कंपनी (एस.एस.)
 पर्सनल एन्ड सेवा लिमिटेड
 समाजिक सुरक्षा लिमिटेड
 रजिस्ट्रेटर किया।
 08/12/2022

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिवन्धक चंदोसी

सम्मल

क्रम संख्या 2022268032477

नेब्ब या प्रार्थना पत्र प्रस्तुत करने का दिनांक 07/12/2022

प्रस्तुतकर्ता या प्रार्थी का नाम श्रीगोपाल शर्मा एड०

नेब्ब का प्रकार मुआयना 1991 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीश्वरण या तलाश शुल्क
4. मुळतार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 मे 6 तक का योग

100

शुल्क वमृत करने का दिनांक

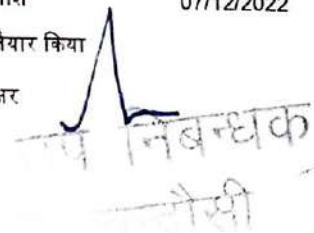
07/12/2022

दिनांक: जब नेब्ब प्रतिलिपि या तलाश

07/12/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


निवन्धक
सौ. श्री

specifications of building

SHRI KRISHNA TOWERS FOR MS MENTHOL PVT.LTD SITUATED AT- VILLEGE MAJHABLI , TEHSIL, CHANDAUSI ,DISTT. SAMBHAL

- 1 EXCAVATION IN FOUNDATION
2.50 mtr. TO N.G.L
FOR RAFT FOOTING
- 2 CEMENT CONC. IN FOUNDATION
1:2:4 MIX IN cum
- 3 FIRST CLASS BRICKS WORK IN FOUNDATION
1:6 CEMENT MORTAR
- 4 R.C.C WORK FOOTING ,COLUMN
WITH SHARE WALL
UPTO TWL. FLOOR AS PER STRUCTURAL DETAILS M30,M25
- 7 FIRST CLASS BRICK WORK IN SUPER STRUCTURE
1:6 CEMENT MORTAR
- 10 M.S.REINFORCEMENT IN R.C.C ROOF SLAB,R.C.C COLMUN
& R.C.C BEAMS WITH CHARACTERSTIC STRENGTH OF 500 N/sq. mm.
- 11 PLASTER ON WALL BOTH SIDE
12 MM THICK 1:4 CEMENT & SAND
- 12 WOOD WORK
FOR DOORS & WINDOWS IN
SALL & SHISAM ,FLUSH DOORS
- 13 FLOOR TILES WITH STANDARD QUALITY
FLOORING WITH BASE CONC
- 14 WALL TILES WITH STANDARD QUALITY
TOILET & KITCHEN
- 15 TWO COATS OF EXTERIOR COLOUR
BOTH SIDE OF WALL
- 16 FOR ELECTRIFICATION ALL MATERIALS USE BY ARKAYLITE & HAVELLS
- 17 FOR WATER SUPPLY AND SANITATION MATERIALS USE BY APOLLO,CERA,HINDWARE





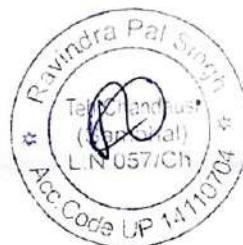
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Government of Uttar Pradesh

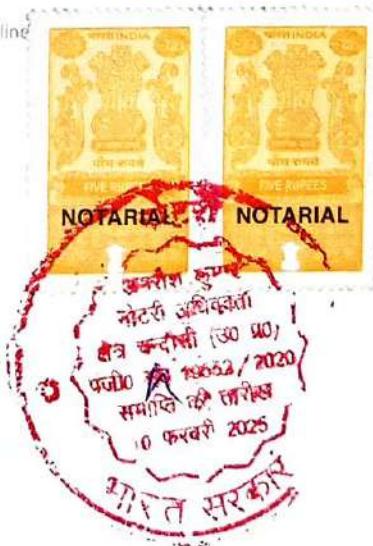
e-Stamp

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

- : IN-UP72547592756307U
- : 08-Dec-2022 01:22 PM
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- :
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FORM-B

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER.

Affidavit cum Declaration

Affidavit-cum-Declaration of **Mr. Sanchit** Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **11/11/2022**.

I, **Sanchit** Promoter of the proposed project / duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That I/ Promoter have/hasa legal title to the land on which the development of the project is proposed
2. That, the said land is free from all encumbrances.
3. That the time period with in which the project shall be completed by me/Promoter is **42 months i.e. up to 30/05/2026**.
4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That, the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer,an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, I/Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that theamounts collected for a particular project have been utilized for the project and the withdrawal has been incompliance with the proportion to the percentage of completion of the project.
8. That, I/ Promoter shall take all the pending approvals on time, from the competent authorities.

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9. That, I/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That, I/Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot, or building, as the case may be, on any grounds.


Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Chandausi** on this 8th day of December 2022.



प्राप्ति की दिन की पहचान थी
ताकि वे अपना पत्र का कठन पुष्ट कर सकें।
मैं इसका मता लिखकर समझकर पाल्य करना चाहता हूँ।

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2022/64688/SBL/SAMBHAL/436/CFO

दिनांक: 20-10-2022

प्रमाणित किया जाता है कि मैसर्स RESIDENTIAL APARTMENT BUILDING PLAN FOR MENTHOL PVT. LTD VILLAGE VAJHABLI URF MAJHABLI CHANDAUSI (भवन/प्रतिष्ठान का नाम) पता 876, BEHJOI CHANDAUSI ROAD, CHANDAUSI तहसील - CHANDAUSI प्लाट एरिया 4000 sq.mt (वर्गमीटर), कुल कवर्ड एरिया 10738 (वर्गमीटर), ब्लाकों की संख्या 1 जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
SHRI KRISHNA TOWERS RESIDENTIAL APARTMENT	12	0	39.26 mt.

है। भवन का अधिभोग मैसर्स RESIDENTIAL APARTMENT BUILDING PLAN FOR MENTHOL PVT. LTD VILLAGE VAJHABLI URF MAJHABLI CHANDAUSI द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक व्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी Residential के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स RESIDENTIAL APARTMENT BUILDING PLAN FOR MENTHOL PVT. LTD VILLAGE VAJHABLI URF MAJHABLI CHANDAUSI अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

Note : AS PER FSSO CHANDAUSI REOORT. THIS IS PROPSED APARTMENT BUILDING HEIGHT 39.26. AROUND THE BUILDING IN SETBACK 12 MTR IN WHICH 6 MTR MOTARABLE ROAD MUST BE NECESSARY. SET BACK REMAIN 12 MTR ALLWAYS TURNING RADIOUS MUST BE 9 MTR IN ALL CORNER. APARTMENT HOUSE BALCONY IS USED AS REFUSE AREA. FIRE FIGHTING UNDER GROUND WATER TANK CAP. 75000 LTR DIESEL PUMP CAP 2280 LPM ELECTRIC PUMP CAP. 2280 LPM JOCKY PUMP CAP 180 LPM YARD HYDREDNT AROUND THE BUILDING TERACE TANK CAP 5000 LTR DOWNCOMER SYSTEM WETRISER SYSTEM HOSEEL SYSTEM FIRE EXTINGUSHERS SPRINKLER SYSTEM SMOKE DTECTOR PRESSURISITION SYSTEM IN LIFT AND LOBBY PA SYSTEM EXIT SIGN ETC AS PER NBC 2016 MUST BE INSTALLED.

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्गमन अधिकारी)

(मुख्य अग्निशमन अधिकारी)



Digitally Signed By
(PRATAP SINGH)

[3915405AF02BAD4FE9CC32D94894E333C28CF67D]

25-10-2022

निर्गत किये जाने का दिनांक : 25-10-2022
स्थान : SAMBHAL